

98 BROAD STREET
(Gaulart & Maliniet Cafe and Restaurant)
98 Broad Street
Charleston
Charleston County
South Carolina

HABS No. 33-601

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HISTORIC AMERICAN BUILDINGS SURVEY

98 BROAD STREET
(Gaulart & Maliclet Cafe and Restaurant)

HABS No. SC-690

- Location: 98 Broad Street, Charleston, Charleston County, South Carolina. Located in the block between the west alley of Court House Square and King Street, the building faces south toward Broad Street.
- Present Owner: County of Charleston, Charleston, South Carolina.
- Present Occupant: First floor front: Gaulart & Maliclet Cafe and Restaurant; first floor rear and second floor: County of Charleston.
- Present Use: First floor front: restaurant; first floor rear: temporarily vacant; second floor front: county computer lab; second floor rear: county meeting space.
- Significance: 98 Broad Street is listed in the city's Old and Historic District and has a Category IV rating of "contributory." This signifies that it serves a facilitating role in the network of buildings within the district. By its presence it helps to maintain the scale, rhythm, and architectural proportions of the Broad Street streetscape in which it is located. This level of recognition implies that the building's own architectural merit is not as high as some of the neighboring buildings. This is an appropriate judgment, due to the many alterations that have occurred on both the exterior and interior of the building over nearly two centuries' time. The front of the building does display a Greek Revival entablature and pediment supported by massive pilasters. This classical facade is presented in a very unembellished, vernacular manner.
- Apart from its contributory role, the building's chief significance lies in its historical associations and in its ability to convey new information about the period in which it was built (the front section dates to ca. 1835 and the rear section to at least ca. 1800, but possibly to ca. 1735). An interesting component of the building's history is that it has served as doctors' offices for most of its existence. In addition, the rear section of the building may have been the laboratory or collections room for Dr. Alexander Garden, noted eighteenth-century botanist for whom the gardenia is named and who had contacts with Linnaeus and other prominent scientists of the period. A 1996 investigation of the rear section of the building determined that it has the potential to reveal new data about early building materials and practices in Charleston that could be of great benefit to researchers and historians (Graham 1996).

(Note: This report adheres to the American Antiquities system of referencing sources. A list of referenced sources is located in Part III.)

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Front section, ca 1835; rear section, as early as ca. 1735 or as late as ca. 1800. Dating this building is a difficult task due to the extensive modifications to both exterior and interior and the existence of various explanations as to how and when the rear section was constructed. A narrow brick building facing Broad Street was located on the property in 1788, but the front section of the building (generally called 98 Broad Street) dates to the purchase of the property in 1835 by Dr. Henry Frost (Graham 1996). This is based on documentary evidence that indicates that Frost took out a construction loan at the time (Green 1970). In addition, the Greek Revival style of the building, especially at the front facade, is in keeping with a construction date of ca. 1835. The rear of the building (sometimes referred to as 98 1/2 Broad Street) was the subject of an investigation in 1996 that indicated that the building's "primary period of architectural significance" dated to ca. 1800 (Graham 1996). The investigation also revealed, however, that the potential for locating earlier building fabric and treatments did exist and might be ascertained through additional, more intensive study. Earlier construction dates have been proposed by a number of historians through the years, based on documentary evidence provided by deeds, wills, advertisements, etc. Of special interest is the large chimney and fireplace near the rear of the section. It has been suggested that the chimney and fireplace were associated with a two-story kitchen dependency and likely constitute the oldest part of the building, perhaps dating to ca. 1735. Nothing in the documentary evidence gathered during the present recordation contradicts the construction date information given above.
2. Architect: Not known.
3. Original and subsequent owners: A deed search of the property back to 1835 was conducted as part of the current recordation project. Earlier deeds which reference the property were also collected from files at the Historic Charleston Foundation and the Preservation Society of Charleston. References in the chain-of-title are to deeds in the Charleston County Register of Mesne Conveyance. Wills are located at the Charleston County Probate Court in North Charleston. Information on occupants other than the owners is limited; what information is available has been included. Use information is also included where known.

98 Broad Street is currently part of a large parcel owned by the County of Charleston. The parcel is bounded by Broad Street on the south, an existing county building and parking garage on the north, King Street on the west, and Court House Square on the east. The 98 Broad Street property was purchased by the county in 1992. Adjacent lots were purchased in 1994. The county has assembled the large parcel for the planned construction of a judicial complex. The property containing 98 Broad Street was originally part

of lot number 106 of the Grand Modell of Charleston, surveyed in 1696 and granted in that year to William Bradley.

1694 Grant, 15 May. Referenced in Green (1970). Lords Proprietors to William Bradley.

Before 1717 Deed. Referenced in Green (1970). Elias Clifford, husband of Ann Bradley Clifford to (?).

Ca. 1735 Mentioned as bordering on an adjacent property. Referenced in Green (1970). Dr. John Martini.

Occupant and use: Green (1970) believes that in ca. 1735, Martini may have constructed the dwelling and outbuildings at 98 and 100 Broad Street, of which the rear section of existing 98 Broad may be a survivor. This is supported by a 1741 advertisement placed by Martini in the *South Carolina Gazette*, which referenced a house, yard, storeroom, garden, and two-story kitchen dependency on his Broad Street property. It appears that Martini rented the dwelling on the property to Dr. Thomas Hall between 1741 and 1751.

1758 Will, 6 May. Referenced in Book Z5, p. 16. James Michie to Martha and Mary Michie.

Occupant and use: The estate inventory of James Michie, an attorney, references several buildings that he owned (Preservation Society of Charleston 1760). Some historians feel that the one of the buildings in the inventory, identified as a chair house and stables, might be the rear section at 98 Broad Street.

1763 Release, 20 October. Recorded in Book C3, p. 11. Undivided one-fourth interest of Henry Howarth and Martha Michie Howarth, heirs of James Michie to William Michie.

1765 Writ of Partition, 2 July. Referenced in Book Z5, p. 16. Henry Howarth and Martha Michie Howarth to William Michie.

1778 Release in Trust, 12 May. Recorded in Book S7, p. 393. Alexander Garden to Elizabeth Garden, his wife, and Alexander Garden, his son.

Occupant and use: It has been proposed by several parties but not yet proven that the rear section of 98 Broad Street might have been Dr. Garden's laboratory or collections room.

1806 Deed, 10 April. Recorded in Book R7, p. 198. Alexander Garden to Margaret D. Schutt.

1807 Release, 8 September. Margaret D. Schutt to Joseph Dulles.

1821 Deed, 12 March. Langdon Cheves and his wife, Mary, to Isaac M. Wilson.

1822 Deed, 25 November. Isaac M. Wilson, M.D., to Samuel Wilson, M.D.

Occupant and use: Samuel Wilson may have run his practice from the 98 Broad Street property.

1835 Deed (?). Samuel Wilson to Dr. Henry R. Frost.

1835 Mortgage, 1 December. Recorded in Book L10, p. 270. Henry R. Frost to Samuel Wilson.

Occupant and use: Green (1970) has said that Frost, a doctor, took out the mortgage for a construction loan to build the front section of 98 Broad Street. Most historians agree that Frost built the front section in ca. 1835. An 1852 map notes that Frost's "surgery" was in the 98 Broad Street building (Bridgens and Allen 1852).

1866 Will, 1 April. Henry R. Frost to Henry Frost et al.

1868 Quit Claim Deed, 17 October. Recorded in Book K15, p. 198. Henry Frost to Thomas Frost, Jr., Anna Frost, Eliza Frost, and Ellen Frost.

1903 Deed, 20 April. Recorded in Book E24, p. 315. Lily Heyward Evans to Mary C. Brown, Henrietta E. Brown, and Lavinia M. Mortimer.

Occupant and use: During the period that Frost's heirs and the Brown sisters owned the property, the building was apparently rented as a doctor's office (Green ca. 1980).

1930 Deed, 5 November. Recorded in Book F35 p. 682. Laura Louise Brown, Isaac Brown, and Trapier K. Marshall in trust, heirs of Henrietta Brown, Mary C. Brown, and Lavinia M. Mortimer, to William H. Frampton.

Occupant and use: Frampton was a doctor for the Standard Oil Company and was responsible for installing the ca. 1800 trim and moldings in the first-floor front section of the building (Stockton 1995).

1935 Deed, 13 January. Recorded in Book K38, p. 335. William H. Frampton to Pauline H. Frampton.

1950 Deed, 15 August. Recorded in Book N52, p. 185. Pauline H. Frampton to J. Hertz Warren, Jr.

Occupant and use: Warren was a doctor and practiced out of the building for over thirty years.

- 1983 Deed, 1 February. Recorded in Book N130, p. 376. J. Hertz Warren, Jr., to 98 Broad Street Partnership.
- 1991 Deed, 20 December. Recorded in Book A209, p. 281. 98 Broad Street Partnership to Thomas Waring et al.
- 1992 Deed, 15 January. Recorded in Book S209, p. 266. Thomas Waring et al. to County of Charleston.

Occupant and use: As of the spring of 1996, the county continues to use the second floor of the building for meeting space and to house a computer lab. The first-floor front space is occupied by a French restaurant, known as the Gaulart and Malicet Cafe and Restaurant. The first-floor rear section is vacant.

4. Builder, contractor, suppliers: Not known.
5. Original plans and construction: No drawings or textual references have been discovered to date that denote or describe the original plan and construction of the building. In addition, no historic views of the building were located. What is known of the building's original form and appearance is based exclusively on the investigation of the building's rear section conducted by Graham et al. in 1996. The investigation involved the removal of select layers of later building fabric in order to find evidence of earlier and/or original fabric. Removal of later finishes and features was not possible during the current recordation project. As suggested by Graham et al. (1996), archaeological investigation of the property would greatly contribute to the body of knowledge on the building, especially the earlier rear section. It was also suggested that dendrochronological analysis of the interior framing members might provide supply important dating clues.

No investigation of the front section of the building has been conducted to date to reveal its original plan and construction. Both floors of the section have been completely reworked or refinished, with both modern and historic trim and moldings (from another building) applied to the first-floor walls and ceilings, and modern finishes applied in the second floor spaces.

The investigation of the rear section by Graham et al. (1996) did not identify the original plan of the section, except to note that the placement of the chimney on center was characteristic of local dependency architecture from ca. 1750 to ca. 1800. Neither did the investigation arrive at a comprehensive understanding of the section's original construction. What was determined was the type and location of some early building materials and treatments. Early materials included undercut floorboards, spline flooring, pit-sawn framing, wrought nails, and bedding mortar. These types of materials existed in the eighteenth century but could be found in the nineteenth century. The locations of these materials included the floor framing of the second floor, the exterior brick walls, and the framing of the roof. It was learned that the ceiling

joists on both floors were once exposed and whitewashed; interior walls were at one time exposed, as possibly were the exterior walls; and an earlier chimney stack was located at the site of an existing stack at the west end of the north gable.

6. Alterations and additions:

The following is a list of the alterations and additions that can be dated with some degree of certainty based on Graham et al. (1996), documentary evidence, Sanborn maps, and physical inspection.

Post-1800. The 1996 investigation revealed that the roof framing may be later than some of the earliest materials and treatments observed in the rear section of the building, which were tentatively dated to ca. 1800.

Source: Graham 1996.

Ca. 1835. The front section was constructed and attached to the rear section at this time. This resulted in the obscuring of the south side of the rear section. The rear section may also have been stuccoed for the first time to match the new front section.

Source: Graham 1996.

1884-1955. The Sanborn maps reveal that between 1884 and 1955, various additions were constructed and replaced, while the core of the building remained basically unchanged.

In 1884 a two-story horse-related shed extended from the rear of the building, and a porch was located on the west side of the rear section. Attached to the north side of the horse shed was a small one-story addition. By 1888 the one-story addition had been widened to the west. By 1902 the horse shed had been replaced with a one-story open-sided addition that had another one-story addition on its north side. A one-story addition was also located on the west wall of the front section of the building. The 1932 Sanborn map indicates that by that year, the rear one-story additions had been enlarged or replaced by a large, one-story, square-shaped addition that was roughly two-thirds the size of the rear section of the building. A two-story porch had been added to the west side of the rear section, and the existing two-story stair tower at the building's southwest corner was in place, with a two-story porch to its north. The 1944 map refers to the large square-shaped addition at the rear as an auto-related building (a garage or carport). This map also denotes a one-story porch on the front facade of the building; this may have been an earlier version of the second-story balcony that presently graces the main facade. By 1955 the two west porches had been removed and the large square-shaped addition at the rear had been replaced with the existing two-story rear shed addition. It appears that the steel fire escape was added at a later date.

Sources: Sanborn Map & Publishing Company 1884, 1888; Sanborn Map Company 1902, 1932, 1944, 1955; physical inspection.

1920s. The first-floor front mantelpieces, wainscoting, moldings, door surrounds, and possibly the front door with its fanlight were brought from Belvedere, a ca. 1800 plantation on Charleston Neck, by Dr. William Frampton in the 1920s. Belvedere was to be demolished, and Frampton rescued the items and placed them in his office in the first-floor front section. The crown molding in the front half of the first-floor front section appears to be original to the ca. 1835 building.

Sources: Stockton 1995; physical inspection.

Ca. 1960s. It appears that the one-story corridor addition along the west side of the building was constructed at this time. The front half of the addition presently contains the kitchen and a small seating area for the French restaurant (Gaulart & Malicet Cafe and Restaurant), while the rear half is a hallway accessing the rooms of the first-floor rear section. The ca. 1960s date is based on the presence of thin sheet paneling, flat trim, and an acoustical tile ceiling in the rear hall. The adjacent rooms have acoustical tile ceilings and similar window surrounds as in the hall. The small north room has flush paneling, while the south room has plaster walls. These rooms may have been re-finished in the ca. 1960s or perhaps slightly earlier in the 1950s. Dr. Warren likely undertook the alterations.

Source: physical inspection.

Ca. 1992. Upon purchasing 98 Broad Street, the county likely refinished the second floor for meeting and computer lab space. Some of the walls and ceilings were furred out with drywall and the window surrounds removed. On the first floor, the French restaurant made minor changes to its space.

Source: physical inspection.

B. Historical Context:

The building is located on lot number 106 of the Grand Modell of Charleston surveyed in 1696 and granted in that year to William Bradley (Halsey 1948). From Bradley the lot passed to Elias Clifford, who married Bradley's daughter Ann. Clifford, in turn, conveyed the portion of the lot that includes 98 and 100 Broad Street to Eleanor and Mary Ferguson in 1716 (Stockton ca. 1980). This portion of the lot included 74 feet of frontage along Broad Street and extended north for 221 feet. Deeds for adjacent properties indicate that the property was occupied by Dr. John Martini around 1735 (Green 1970).

Green (1970) believes that because of Martini's name association with the property, the age of some of the surrounding buildings, and the replacement of an earlier house on the site in the 1830s, that Martini constructed the house and outbuildings at 98

and 100 Broad Street during his ownership. Further evidence is supplied by an advertisement Martini took out in the *South Carolina Gazette* in 1741, offering his former residence on Broad Street for sale. The property is described as a tenement "containing 8 very good Rooms, with 4 Fire places, a very good pav'd Yard, good Store-Room, a Kitchen with two very good Rooms over it, and a good Garden." The two-story kitchen in the advertisement may be the building that makes up the rear of 98 Broad Street.

Martini apparently rented his house during the period from 1741–51 to Dr. Thomas Hall. In 1751 Martini moved to England and appointed James Michie his attorney (Stockton ca. 1980). Michie apparently purchased the property, which was part of his estate in 1758 (Charleston County Register of Mesne Conveyance [RMC] 1786: Deed Book [DB] Z5:16; Preservation Society of Charleston 1760). In that year Michie traveled to London to regain his health, leaving Robert Raper as his attorney, with power to "inspect and take care of the several Houses and Buildings on my lott of land in Charlestown." Michie also held a considerable number of properties in the surrounding countryside. Michie died while in England, and in his will he left his property to his wife Martha and his daughter Mary. The inventory of his estate (Preservation Society of Charleston 1760) recorded the contents of ten rooms including a "front office," a chair (carriage?) house and stables where three slaves were quartered, a garret where a boarder named Mr. Troup lived, and a library containing £1,750 worth of books (nearly forty percent of the value of his personal property).

When Martha Michie, widow of James Michie, died, her half-share of her husband's estate was divided between Mary Michie Ogilvie and her sister Martha Michie Howarth. In 1763 Martha Howarth and her husband sold her interest in her father's estate to William Michie, who was a "Trusty and beloved Friend" of James Michie. In the division of James Michie's estate, approved in 1765, William Michie received the town lot and several other properties (Charleston County RMC 1786: DB Z5:16).

The house and outbuildings at 98 and 100 Broad Street came into the possession of Dr. Alexander Garden, who resided there by at least 1778. In that year, Dr. Garden sold several slaves, household furniture, and other personal property in trust for the support of his wife and his son, who was at that time in school in London (Charleston County RMC 1778: DB S7:393; *South Carolina Historical and Genealogical Magazine* 1901:126n).

Dr. Garden was a distinguished naturalist, physician, and botanist for whom the gardenia is named; he also published a guide to the flora of the Carolinas. Dr. Garden was a Tory and was forced to abandon his property when the British were ousted from Charleston in 1782. The General Assembly accepted a claim filed for Dr. Garden by his son, who was a Patriot, and paid Garden for lost rent as a result of the confiscation of the property. In 1786 Dr. Garden filed a Memorial with the Great Britain Loyalist Commission (Stockton 1995; *South Carolina Historical and Genealogical Magazine* 1901:126).

Dr. Garden's son apparently regained possession of the property but did not reside there. He sold it in 1806 to Margaret D. Schutt. Schutt sold it one year later to

Joseph Dulles (Charleston County RMC 1806: DB R7:178, 1807). In 1821 the property was purchased by Dr. Isaac Wilson from Langdon Cheves, a prominent local attorney who went on to hold several important national offices. It is not clear how Cheves came into possession of the property. Wilson sold the property in 1822 to Dr. Samuel Wilson, who apparently practiced medicine on the property until the early 1830s. In 1835, Dr. Henry Frost took out a mortgage on the property (Charleston County RMC 1821, 1822, 1835: DB L10:270), indicating that he had purchased it previously. (He may have rented an office from Wilson.) Green (1970) interprets the mortgage as a loan for the construction of the front part of the building. This date is consistent with the Greek Revival features of that part of the building. Most of the historians that have researched the property accept ca. 1835 as the construction date for the front section.

Dr. Frost lived in a house located at what is now 100 Broad Street and had his "surgery" in the building at 98 Broad according to an 1852 map of the city (Bridgens and Allen 1852). Dr. Frost also purchased what is now 102 Broad Street in 1844 and constructed a brick dwelling there; by 1859 he also owned the property adjacent to 98 Broad Street on the east, on which was located the west half of a tenement and which is now a parking lot (Green 1969). Dr. Frost apparently rented some of these properties to other doctors, including Dr. W. Pettigrew and Dr. J. Ramsey, who are also shown on the block in 1852 (Bridgens and Allen 1852).

Henry Frost died prior to 1869 and the property went to his children. By 1903 the property was owned by Lily Heyward Evans, who in that year conveyed it to three sisters, Mary C. Brown, Henrietta Brown, and Lavinia M. Mortimer. The property remained in this family until 1930, when the last of the three sisters died. The heirs split the property into two parcels and sold the 24.6-foot-wide lot that is now 98 Broad Street to Dr. William H. Frampton (Charleston County RMC 1903: DB E24:315, 1930: DB F35:682). It appears that during the time the property was owned by the heirs of Frost and the Brown sisters, the office at 98 Broad was rented as a doctor's office (Green ca. 1980).

Dr. William Frampton was a physician for the Standard Oil Company. It was during Frampton's ownership of the building that the mantelpieces, wainscoting, moldings, surrounds, and other details in the first-floor front part of the building were added. This Adamesque woodwork was salvaged from Belvedere plantation, a ca. 1800 manor in Charleston Neck that was demolished in 1925 (Stockton 1995). Frampton conveyed the property to his (daughter?) Pauline H. Frampton in 1935 (Charleston County RMC 1935: DB K38:335). Pauline sold the property in 1950 to Dr. J. Hertz Warren, who ran his practice out of 98 Broad Street for over thirty years (Charleston County RMC 1950: DB N52:185, 1983: DB N130:376). In 1992, the County of Charleston acquired the property (Charleston County RMC 1992: DB S209:266).

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: 98 Broad Street is listed in the City of Charleston's Old and Historic District and has a Category IV rating of "contributory." This means that while the building's architectural merit may not be as high as some of the buildings around it, it still serves a purpose within the network of buildings in the district. Its very presence helps to insure that the scale, rhythm, and architectural proportions of its streetscape will be maintained. The lower rating assigned to the building is an acknowledgment that it has been altered many times during the last two hundred years. Moreover, the facade's representation of the Greek Revival style is more vernacular and not on the same level as many of the district's professionally designed buildings. But the building has the potential—especially the rear section—to reveal new information about early building materials and practices in Charleston that could be of great benefit to researchers and historians (Graham 1996).
2. Condition of fabric: The building is in good condition overall, showing few signs of damage or deterioration on the interior or the exterior. This is likely due to the newness of the roof and the fact that the building is occupied on a continual basis.

B. Description of Exterior:

1. Overall dimensions: The building is two stories high, three bays wide at its main (south) facade (counting the second-floor windows), and one room wide throughout its length (not counting the hallways). The building is rectangular in shape as viewed from above. The first-floor front section does not access the rear of the building or the upstairs. The first-floor rear is similarly isolated. The second floor, however, is accessible for the entire length of the building and can be reached by two different staircases—one at the rear of the building and the other at the southwest corner within a two-story stair tower.
2. Foundation: The foundation is of brick and measures approximately 18" in thickness at the ground.
3. Walls: The brick walls are covered with a white, medium-textured stucco that was likely applied at the time the two twentieth-century additions were constructed (Graham 1996). The earlier of these additions is the two-story shed addition off the north end of the building. It is of frame construction and is covered with stucco. The one-story addition along the west wall of the building is the most recent addition, likely built in the ca. 1960s. It is also of frame construction and is covered with the same stucco as the rest of the building. According to Graham et al. (1996), the brick walls of the rear section of the building may have been exposed up until ca. 1835, when the front section was constructed and the entire building stuccoed to give a uniform appearance. An area of failed stucco near ground level on the east side, at the

point where the front and rear sections meet, shows the original brick surface as well as a number of earlier coats of stucco.

At the southwest corner of the building is a stuccoed pier that wraps around the corner and extends up to about the level of the second floor. It has a square base and a "capital" consisting of a bead molding and a flared area near the top. It may have been a gatepost at one time. A pintle for a gate is located immediately north of the pier on the west wall. In that same area, there are four lengths of rail sunk into the ground to provide support for the west wall of the stair tower. It is not known when the rails were installed.

4. Structural system, framing: The exterior brick walls are load-bearing, while interior walls serve as room dividers only. The framing of the floors was not visible at the time of the present recordation. Graham et al. (1996) conducted an investigation into the second-floor and attic framing in the rear section; they did not analyze the first-floor framing because they were impeded by layers of twentieth-century flooring. It was their finding that the second-floor framing may have predated the framing in the attic, because the attic contained a quantity of sash-sawn boards as opposed to pit-sawn boards, which are earlier. Investigation of nails also revealed that the second floor framing was earlier than the roof framing. Physical inspection has indicated that the attic framing follows mortise and tenon joinery, so it is assumed that the earlier floors likely follow this pattern as well.

In the attic of the north section, there are seventeen principal rafters that support the east and west roof slopes. There is no ridge beam, but instead the rafters meet at the ridge of the roof and are mortised and tenoned together and secured with wood pegs. Tie beams provide lateral support and are mortised and tenoned into the rafters. The hipped slope at the north end is supported by jack and hip rafters. The rafters and floor joists tie into the sill plates on top of the exterior brick walls. At the corners, the sill plates are secured with corner braces. Beaded board serves as the roof sheathing. The attic framing of the south section is also mortised and tenoned and secured with wood pegs. But the tie beams are nailed, and several rafters have been replaced with built-up 2" x 4"s.

5. Porch, balcony: On the north side of the southwest corner stair tower, at the second story, there is a small porch. The space actually functions as the landing at the top of the staircase. The flat porch roof is supported by three square posts. The roof is also tied into the roof of the stair tower. Above the posts is a plain board cornice with beaded board siding applied to its inner face. A small crown molding runs at the top of the cornice. The underside of the porch roof is covered with wallboard held in place by battens. The porch railing consists of turned balusters secured by top and bottom 2" x 4" rails. The railing runs along the west and north sides of the porch.

On the front (south) facade at the second story, there is an iron balcony painted black. It appears to be of recent manufacture. The balcony is

accessed from the interior by two pairs of French doors. Four iron brackets with decorative scrollwork support the balcony. The brackets are arranged in two pairs and tie into the front facade on either side of the main entrance. The balcony railing features no decoration but is simply a series of iron bars held in place by top and bottom rails. The railing assembly is supported by four newels, one at each corner of the balcony floor.

6. Chimneys: The building contains three chimneys, all likely brick under the present stucco exterior. The first is located at the top of the east wall, some eighteen feet from the front facade. It features a small square stack with a corbeled top. This chimney passes through a soffit on the second floor to reach a fireplace in the first-floor restaurant. The second chimney is located at the juncture of the front and rear sections of the building, on the west side of the north end gable. It features a small square stack with a band of trim at its top. This chimney passes through the ceiling of the second floor and then recedes into the wall and is no longer visible. According to Graham et al. (1996), this chimney is a nineteenth-century replacement of an earlier chimney in the same location. The third chimney is the largest of the three and is considered the chimney associated with the original kitchen dependency that may date to ca. 1735. It is located in the center of the hip roof slope at the north end of the rear section. It extends above the crest of the roof and features a small band of trim below a top that flares inward. This chimney passes through the second floor, where it serves a modest fireplace, and terminates on the first floor at a large brick fireplace.

The first-floor restaurant contains a second fireplace along the east wall, its south edge some sixteen feet north of the north edge of the fireplace noted above. It is not known if this is a false fireplace or if this first-floor section is all that survives of the original stack. No evidence of a chimney can be found on the second floor, in the attic, or above the roofline. A second-floor floor cut in the area of the chimney may be an indication that the chimney was removed above the first floor at an unknown date and the second-floor flooring repaired or replaced.

7. Openings:
 - a. Doorways and doors: The building contains eight exterior doorways. The main entrance doorway is on the south facade and consists of a later wood outer door with six lights and an early wood inner door with six panels and strap hinges. The doors are set in an Adamesque surround featuring fluted pilasters with squared bases and capitals supporting a semicircular, molded band that frames a fanlight window. The window has five outer and five inner lights separated by decorative muntins. A guilloche band separates the fanlight and the door. Due to the style of the surround and fanlight and to the fact that the first-floor front contains Adamesque pieces brought from a plantation known as Belvedere in the ca. 1920s, it may be that the

doorway is not original to the building but was brought from the plantation.

Adjacent to the main entrance is a doorway that accesses the southwest stair tower. It is a wood six-panel door set in a decorative surround. The surround features a pair of fluted pilasters supporting another fluted pilaster as the top piece. There are also square bases and corner blocks. The doorway appears to be a replacement or it has been reworked, as can be seen by the ghost image above the door of an earlier doorway or surround.

At the second story of the south facade are two pairs of French doors, with each leaf containing three lights over a recessed panel. Fronting each pair of French doors are a pair of screened doors, each leaf consisting of a wood frame and three areas of screening. Sliding bolt locks on the screened doors allow them to be locked from the inside.

At the top of the southwest stair tower, in the area of the small porch, are two identical doorways. Both feature a single large light over two vertical panels, and both have a single-light transom above. Both are set in simple wood frames. The southernmost door accesses the second floor of the building, while the northernmost door has been nailed shut. It is actually located in the south end of the bay window.

On the north side of the building there are two doors. A modern flush door accesses the one-story west side addition. At the top of an iron stair, there is a vertical board door leading to the second floor of the building. The interior face of the door indicates the stiles, rails, and diagonal supports for the door.

- b. Windows: None of the facades of the building present a symmetrical fenestration. Due to the alterations made to the building over the years, the arrangement of window openings is haphazard. The most common window type on the building is the wood six-over-six-light double-hung sash window. This type appears on all of the facades. Individual window types include a wood twelve-light fixed sash window in the stair tower and two wood four-light fixed sash windows, also in the tower. The bay window features two wood one-over-one-light double-hung sash windows. The east facade near the divide between the front and rear sections of the building features a wood twelve-light fixed sash window and a small three-light fixed sash window. The first floor of the rear section, east side, has two wood two-over-two-light double-hung sash windows. All of the windows are set in simple board frames. Several are recessed from the plane of the wall and do not have sills. Others have wood sills or even sills covered with stucco (along the west side of the building).

8. Roof:

- a. Shape, covering: The front section of the building has a shallow front-gabled roof covered with standing seam metal. The roof is concealed behind the front pediment. The stair tower has a flat roof, which extends to cover the small porch. This roof is also concealed by the front cornice. It is covered with a built-up roofing material. The rear section of the building has a steeper gabled roof with a hipped slope at the north end. Directly north is the shed roof over the two-story addition. Both of these rear roofs are covered with standing seam metal. The roof of the one-story west addition is flat and is covered with built-up roofing.
- b. Cornice, eaves: The front facade features two large pilasters with square bases and capitals that extend nearly the full height of the building and frame the main entrance, balcony, and second-story French doors. The pilasters support a plain frieze and a full pediment with a top molding. At the adjacent stair tower, a piece of the top molding continues along the top of the wall, turning north to extend to the north edge of the stair tower west wall. The east side of the front section has no cornice; the wall extends above the level of the roof and terminates (there is a slight indentation of the wall near the top, however). At all other locations, the walls rise to meet the overhanging eaves of the metal roofs and/or the gutters attached to the edges of the roofs; there is no cove molding or decorative feature. The downspouts are located mainly at the rear section of the building or along the west side north of the stair tower.

C. Description of Interior:

1. Floor plans: The first-floor front section is entered through the main entrance off Broad Street. This section is essentially one large space, except for the kitchen wing to the west and the closet and two bathrooms to the north. The first-floor rear section is entered through the door at the north end of the west wing. The wing serves as a long corridor, providing access to the two rooms to the east or to the bathroom and utility room to the south. The smaller of the two rooms to the east is adjacent to the entrance door. It is the first floor of the two-story shed addition attached to the back of the building and features a closet in the northwest corner. The larger room to the east accounts for the total square footage of the rear section on the first floor. The room can be accessed from the corridor by two different doorways. This room contains the large brick fireplace.

The second-floor rear section is entered through the door at the top of the rear stair/fire escape. Upon entering, there is a small storage room to the west. This is the second floor of the two-story shed addition. To the south is the largest room on the second floor, which accounts for the total square footage of the rear section on the second floor. At the south end of the room are an

HVAC closet and a coat closet. At the southeast corner of the room, there are four steps leading up to a narrow hallway that runs along the east wall of the front section. A kitchen is the first room along the hall as one moves southward. A bathroom on the west side of the floor is accessible via the kitchen. The next room along the hall is a small space that can be accessed through two doorways. South of this room, the hall terminates in a large open space. This space contains the bay window and the doorway to the southwest stair tower. The southern third of this room is currently being divided from the rest of the space by a partition of 2" x 4" studs covered with drywall. Farther south is a small space at the building's front, which leads to the pair of French doors and the balcony beyond.

The building contains no basement or crawl space. The attic is divided into front and rear sections, each section accessible via a single ceiling hatch. Refer to the measured drawings for more complete floor plan information.

2. Stairway: The building contains one stairway, a wood dogleg staircase in the southwest corner stair tower. On the interior of the tower, the stairway is open its full height and features three landings between the first and second floors. At the first floor, the stairway begins in a small vestibule, just inside the doorway off Broad Street. It rises four steps to a small half landing, turns ninety degrees and rises one step to another half landing, turns ninety degrees and rises five steps to a full landing, and turns ninety degrees and rises four steps to the second level, where it meets the open porch. The treads feature rounded nosings. The wood railing consists of a series of seven decorative newels separated by squared balusters and capped with a molded handrail. Each side of each square newel exhibits a tall, narrow recessed panel with a molded edge. Directly above is a thin band of molding and a small, nearly square recessed panel. Above this is a heavier band of trim that flares outward at its top. The newel cap above consists of a wide, square piece of wood that recesses inward into a heavier square block that equals the dimensions of the newel. The stairway flooring consists of thin boards painted a gray color that run in a north-south direction, except at the lowest landing, where the boards run in an east-west direction. The stairway walls are of plaster and the ceiling is of wallboard held in place by battens. A heavy baseboard with a slight molded top, beaded board wainscoting at the first floor, and a small crown molding at the ceiling comprise the only decorative trim. The underside of the treads and risers are covered with beaded boards.

The only other stairs in the building are the four steps connecting the front and rear sections of the second floor. The wood steps are enclosed and feature rounded nosings. A modern wood handrail is attached to the east wall.

3. Flooring: The flooring of the first-floor front section features wide boards stained a dark brown color. The boards run in a north-south direction. A few floor cuts are visible, indicating previous repair and/or replacement work. The kitchen and bathroom floors are covered with tiles. The seating area in

the northwest corner of the section has a carpeted floor. The rear section of the first floor is completely carpeted. In their investigation, Graham et al. (1996) discovered two layers of twentieth-century flooring in the rear section but were unable to confirm the existence of early or original flooring beneath the later materials.

The flooring of the second floor features wide boards stained a dark brown color. The boards run in a north-south direction. Numerous floor cuts are visible in the rear section, with a few also in evidence in the front rooms. Several cuts exhibit thin boards, indicating later replacement work. The reasons for the cuts are not known. Graham et al. (1996) investigated the second-floor flooring in detail and found examples of early materials and methods, including pit-sawn boards, undercut floorboards, spline flooring, and wrought nails. The second-floor kitchen, bathroom, and rear shed addition feature modern linoleum floors.

4. Wall and ceiling finish: The walls and ceilings in the Gaulart & Malicet Cafe and Restaurant in the first-floor front section are of plaster, painted a cream color. The kitchen wing and restrooms have walls and ceilings of drywall. Of the many moldings and trim in evidence, only the dentiled crown molding in the south half of the main restaurant space appears to be original to the building. The remainder of the trim and decorative items—the base-board, the wainscoting, the crown molding in the north half of the main space, the door surrounds, the mantelpieces, and possibly the front door with its fanlight—were brought from Belvedere, a ca. 1800 plantation on Charleston Neck, by Dr. William Frampton in the 1920s. The window surrounds in the kitchen wing date to the ca. 1960s, when the wing was constructed. The small seating area directly north of the kitchen features a plain board chair rail. A former window near the southwest corner of the main restaurant space, now infilled and utilized as shelves, and a doorway at the north end of the space have simple surrounds not in keeping with the style of the Belvedere moldings and are likely early or original to the building.

The Belvedere baseboard is a heavy piece with a thick top molding, made up of a bead molding over a cyma recta molding over a half round molding. The wainscoting features recessed panels with molded edges. The top of the wainscoting has a narrow molded band with a reeding motif, capped by a heavy top molding of three bands of trim, having a quarter round profile overall. The crown molding in the north half of the main restaurant space features a Greek key band.

The west side hallway in the first-floor rear section has ca. 1960s sheet paneling on the walls and an acoustical tile ceiling. The trim is plain or nonexistent. The bathroom and utility room at the south end of the hallway have walls and ceilings of drywall. The two rooms east of the hallway also have acoustical tile ceilings. The small north room has flush paneling painted white and a simple board baseboard. The south room has plaster walls, a

heavy board baseboard, and a thin crown molding, all painted white. These rooms were likely reworked in the ca. 1950s or 1960s.

The walls and ceilings of the second floor are of drywall painted white. Other than the door and window surrounds, the only trim in evidence is the plain board baseboard with its small molded top edge or cap.

5. Openings:

- a. Doorways and doors: The first-floor restaurant contains only three interior doors, and all are modern. Two of the doors access the restrooms and are wood paneled doors. The third door is actually a pair of folding louvered doors that conceal the rear closet. The surrounds for the three doors are plain and have a slight molded edge. The doorway leading to the restrooms and closet has a surround that is likely early or original to the building. It consists of three relatively flat bands of trim with an outer molded edge.

Five of the door surrounds from Belvedere have been incorporated into the restaurant. These frame the openings leading to the kitchen and northwest corner seating area. Each surround consists of a pair of fluted pilasters with heavy molded bases supporting squared capitals with acanthus leaves and a frieze with swags and flanking ovals. Above the frieze is a narrow band with reeding and a molded shelf with an inset center.

The doors in the first-floor rear section are of varying type. The hallway features two modern doors, a flush door to the restroom and a louvered door to the utility room. The surrounds consist of plain boards with a thin molded edge. The surrounds of the doorways leading to the two east rooms consist of simple wood strips applied over the paneling. The door to the small north room is a modern flush door with a simple surround. The closet in this room has a similar door. The larger south room has several doors, all with simple board surrounds. The doors flanking the fireplace are wood four-paneled doors and appear to be the earliest doors in the space. The cupboard in the firebox has a pair of wood doors made of vertical wood strips held by Z-braces. On the west wall is a wood door with a single opaque glass light over three horizontal panels. To the south is a modern wood flush door. At the south end of the room is a former doorway that has been infilled and fitted with shelves.

The second-floor front section contains a pair of ten-light French doors separating the large room with the bay window from the smaller room with the French doors and balcony. The small middle room has two four-paneled wood doors, and the bathroom has a single four-paneled wood door. The two closets in the rear section of the second floor have modern composite doors with six panels each. The door to the

rear shed addition is a six-paneled wood door. The adjacent door leading to the storage room is a modern composite flush door. The front-section doors evidence plain board surrounds with distinct molded edges, while the rear-section doors have wider board surrounds with small moldings at the edges.

- b. Windows: The former window in the southwest corner of the first-floor front section has what appears to be an early or original surround. It consists of two relatively flat bands of trim with an outer molding strip. The window has been infilled and is fitted with shelves. Beneath the window is a recessed panel. The remainder of the first-floor windows in both the front and rear sections evidence the same type of surround. Each window has a plain board surround with a flat molding strip at the edge, a sill with a rounded nosing, and a plain fascia board beneath the sill. In the large rear-section room, two of the windows in the west wall evidencing this surround have been infilled and fitted with shelves.

The second-floor windows in the rear section evidence no surrounds, as the trim was either removed or concealed when the drywall was installed. The front section contains a number of surrounds, although some have been partially obscured by drywall. In the small room at the south end, the window overlooking the southwest stair tower has a plain board surround with a molded edge and a sill with a rounded nosing. The bay window in the next room has two windows with a similar surround, as does the small middle room. At these windows, however, there is a plain board fascia beneath the sill. The fixed sash window in the hallway evidences a plain board surround with a molded edge.

6. Decorative features and trim: The two mantelpieces in the first-floor restaurant are from the Belvedere plantation. Each features a pair of fluted pilasters with heavy molded bases supporting an elaborately ornamented frieze and mantel shelf. The south mantelpiece has plain capitals with recessed panels and a frieze with swags, garlands, flowers, and ovals. Above the frieze is a band of trim with a reeding motif and a molded shelf with an inset center. The north mantelpiece has capitals with acanthus leaves and a frieze with swags and ovals. Above is a band with reeding and a molded shelf without an inset. Flanking this mantelpiece are two rounded-arched openings with shelves and recessed panels below. These openings have been fitted with iron grilles and used to hold bottles of wine.

The first-floor rear section contains the large brick fireplace that may date to ca. 1735. The fireplace is constructed of dark-colored brick set in a gray mortar and features a slate hearth. A large timber runs the full width of the chimney just above the opening; it was likely inserted at a later date to provide support for the nearly flat brick arch above, which perhaps did not provide the support originally intended. The firebox has been fitted with a

cupboard, and there is evidence above the arch that the brick was reworked for a stovepipe opening (the metal cap is still in place).

The fireplace in the rear section of the second floor features a brick hearth with grapevine mortar joints. The wood mantelpiece contains no ornamentation. It consists of two board pilasters with simple bases and capitals supporting a plain board frieze and mantel shelf. The brick firebox has been stuccoed and downsized to approximately half of its original size.

7. Hardware: Significant hardware in the building includes the strap hinges and thumb latch on the first-floor entrance door off Broad Street. The elaborate latch may be a Blake's Patent Latch from 1840 or later or a similarly styled model. In the rear section of the first floor, the two doors flanking the fireplace both feature iron box locks. Neither is operational.
8. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: Original heating would have been provided by the fireplaces and original ventilation by the windows. At present, two central furnace/air conditioning units provide all necessary heat, air conditioning, and ventilation.
 - b. Lighting: There are no original lighting fixtures in the building. Existing lighting fixtures date from the middle twentieth century or later.
 - c. Plumbing: There are no original plumbing systems in the building. Existing systems date from the middle twentieth century or later.
- D. Site:
 1. Historic landscape design: There are no surviving elements of the historic landscape.
 2. Outbuildings: The property contains no outbuildings.

PART III. SOURCES OF INFORMATION

- A. Architectural Drawings: No original or historic drawings have been located.
- B. Early Views: No early views have been located.
- C. Bibliography:

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- E. Likely Sources Not Yet Investigated: Few sources exist that would provide further direct information on 98 Broad Street. Additional sources of information might include the manuscript collection at the South Caroliniana Library, University of South Carolina, in Columbia, and the government records index at the South Carolina Department of Archives and History, also in Columbia. Indexes of the *South Carolina Magazine of History and Biography*, available at the Department of Archives and History and the Cooper Library of the University of South Carolina, might contain information on owners or occupants of the property. As already noted, archaeological survey and perhaps a dendrochronological investigation might prove to be very helpful.

PART IV. PROJECT INFORMATION

This report was prepared in the spring of 1996 as mitigation for the proposed moving of the rear section of 98 Broad Street. Current proposals call for the rear section to be moved to an

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alternate site to allow for the construction of a new judicial center in the area where the rear section now stands. The front section of the building is to remain in its current location. The recordation was undertaken by the firm of Garrow & Associates, Inc., Atlanta, and sponsored by the County of Charleston, Capital Projects Department. M. Todd Cleveland served as project manager and prepared this report. Jeffrey L. Holland conducted all research and contributed to Parts I and III of this report. Vincent G. Macek contributed the large-format photographs and prepared all measured drawings.